

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back from a minor lane in the heart of the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall and cricket ground. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is the Ancient Town and Cinque Port of Rye with famed period Citadel, cobbled ways, medieval fortifications, range of local independent shops, leisure centre with swimming pool, popular restaurants, weekly markets, schools for all ages and railway station on the Eastbourne to Ashford branch line with high-speed connections to London St Pancras in 37 minutes. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood School and Sixth Form and a more comprehensive range of schools. In Peasmarch village (2 miles) there is a large independent supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber (6 miles).

A detached chalet style property presenting brick external elevations set with double glazed windows beneath a pitched tiled roof. In recent years, the property has been extended to the rear with a striking glass wall to the gable end providing glorious rural views. The well presented accommodation is arranged over two levels, as shown on the floor plan.

A front door opens into a hall with a built-in cloaks cupboard and a staircase with an oak balustrade and handrail to the first floor and a storage cupboard beneath. The sitting room, which overlooks the front garden, has exposed floorboards and a fireplace with a fitted wood burning stove.

The kitchen is fitted with a range of modern, bespoke cabinets comprising cupboards and drawers beneath copper laminate counter tops with an undermounted sink, island unit with a breakfast bar and integrated appliances including an oven, microwave, 5 burner hob, warming drawer, fridge freezer, dishwasher and a Quooker tap. Adjoining is an integral workshop with double doors to the front and the rear of the property. Also on the ground floor, there are two double bedrooms and a bath/shower room with modern fittings comprising a panelled bath with a screen and wall mounted rain shower above, a close coupled wc and a wash basin with a vanity cupboard.

On the first floor, the principal bedroom has a glass wall to the gable end with access to a balcony with a stainless steel and wire balustrade from where there are views across the adjoining farmland. To the other end is a dressing area with fitted cupboards.

Outside: To the front of the property is an extensive area of off road parking, together with a car port and a lawn with a central cobbled sett pathway to the front door. Immediately adjacent to the rear of the house is a wide paved terrace with a wisteria and honeysuckle clad pergola and steps up to a lawn which backs onto fields. Garden shed. Wendy house.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE and 02 (Limited)

Broadband speed: Superfast 80 Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Guide price: £590,000 Freehold

Gwyndoli, Grove Lane, Iden, Near Rye, East Sussex TN31 7PX

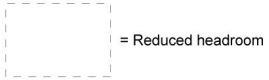


A well presented detached chalet style bungalow of contemporary design, affording light, well-appointed accommodation with rural views, off road parking for several cars and a southerly facing garden adjoining open farmland.

- Hall • Sitting room • Open plan kitchen and dining room • Workshop • Principal bedroom with balcony
- Two further double bedrooms • Bath/shower room • Double glazing • LPG central heating • EPC rating TBA
- Car port and off road parking • Front and rear gardens



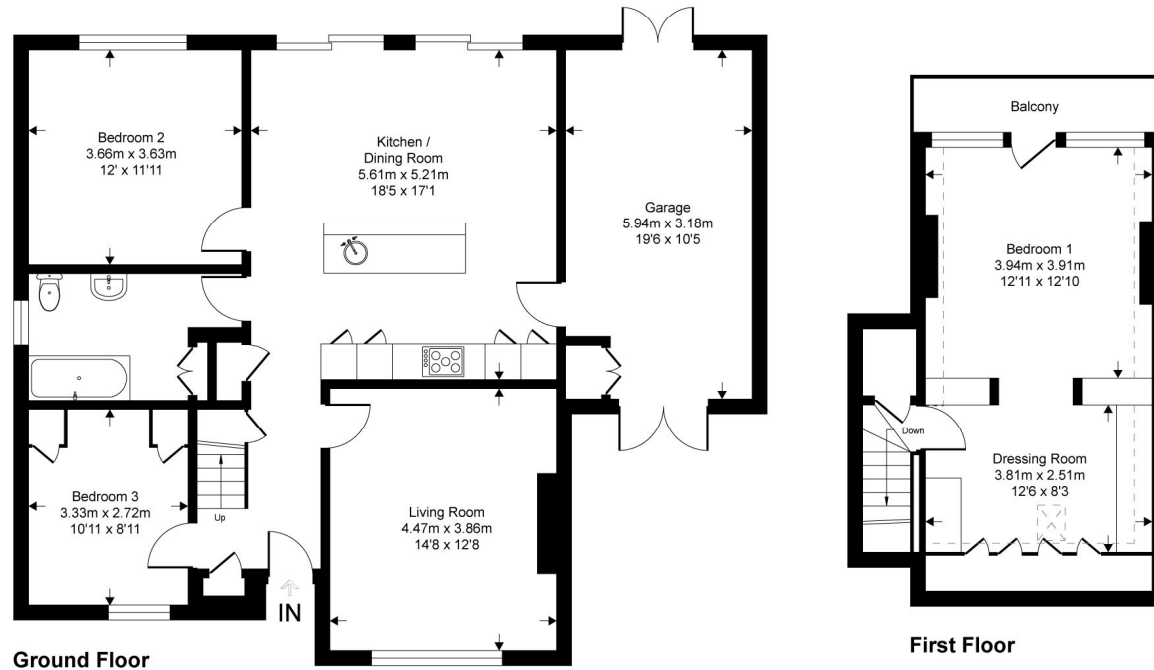
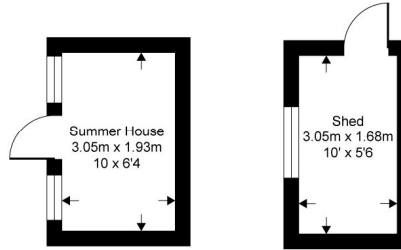
Directions: From Rye, take the A268 road in a northerly direction towards Peasmarsh and after approximately one mile, bear right at Playden just after the Peace & Plenty public house, sign posted to Iden and Wittersham. Continue into the village and at the war memorial, just before The Bell public house, turn right into Grove Lane where the property will be found after about 400 yards on the right-hand side.



Grove Lane

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft
Approximate Garage Internal Area = 18.8 sq m / 203 sq ft
Approximate Outbuilding Internal Area = 10.9 sq m / 118 sq ft
Approximate Total Internal Area = 143.4 sq m / 1545 sq ft
(excludes restricted head height)

Garden
Extends To
22.58m
74'1"



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk